



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 475 BRIGHTON AVE CBL 177 A021001

Issued to Neptune Properties Llc /Stefan Scarks Date of Issue 09/24/2010

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 10-0312, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire Right Side Unit Only

APPROVED OCCUPANCY

Single Family Home
Use Group R-3
Type 5B
IRC-2003

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 100312

Please Read Application And Notes, if Any, Attached

This is to certify that NEPTUNE PROPERTIES LLC/Stefan Scaris

has permission to Converting interior of church into single family residence. Second phase to follow w/ separate permit for second s
late for this residence

AT 475 BRIGHTON AVE CBL 177 A021001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.
PERMIT ISSUED

Notification of inspection must be given and written permission procured before this building or part thereof is lathed or otherwise closed-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

100-1-5 (b)
OTHER REQUIRED APPROVALS

- Fire Dept. _____
- Health Dept. City of Portland
- Appeal Board _____
- Other _____
Department Name

[Handwritten Signature]

Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

SCANNED

City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 10-0312 Issue Date: CBL: 2-177-A-22
 177 A021001

Location of Construction: 475 BRIGHTON AVE		Owner Name: NEPTUNE PROPERTIES LLC		Owner Address: 120 EXCHANGE ST		Phone:	
Business Name:		Contractor Name: Stefan Scarks		Contractor Address: 475 Brighton Ave Portland		Phone: 2077301023	
Lessee/Buyer's Name		Phone:		Permit Type: Alterations - Commercial			Zone: R-5
Past Use: Church - First Church of the nazarene		Proposed Use: Single Family Home - Converting interior of church into single family residence. Second phase to follow w/ separate permit for second single family residence.		Permit Fee: \$575.00	Cost of Work: \$47,500.00	CEO District: 3	
Proposed Project Description: Converting interior of church into single family residence. Second phase to follow w/ separate permit for second single family residence.				FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i>		INSPECTION: Use Group: R-3 Type: SB <i>JRC 2003</i>	
				Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)			
				Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied			
				Signature:		Date:	

Permit Taken By: klobson	Date Applied For: 03/31/2010	Zoning Approval	
-----------------------------	---------------------------------	------------------------	--

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied
	Date: <i>ok with conditions</i> <i>4/5/10</i>	Date:	Date:

PERMIT ISSUED

APR 15 2010

City of Portland

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

 SIGNATURE OF APPLICANT ADDRESS DATE PHONE

 RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE DATE PHONE

City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 10-0312	Date Applied For: 03/31/2010	CBL: 177 A021001
-----------------------	---------------------------------	---------------------

Location of Construction: 475 BRIGHTON AVE	Owner Name: NEPTUNE PROPERTIES LLC	Owner Address: 120 EXCHANGE ST	Phone:
Business Name:	Contractor Name: Stefan Scarks	Contractor Address: 475 Brighton Ave Portland	Phone: (207) 730-1023
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Single Family Home - Converting interior of church into single family residence. Second phase to follow w/ separate permit for second single family residence.	Proposed Project Description: Converting interior of church into single family residence. Second phase to follow w/ separate permit for second single family residence.
---	--

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 04/05/2010

Note: **Ok to Issue:** ✓

- 1) The existing free-standing church sign shall be removed prior to the issuance of a certificate of occupancy.
- 2) This permit is not allowing a second residential dwelling unit at this time. There is a different review process for the change of use to allow a two residential unit building including site plan review with a full stamped survey.
- 3) This property shall remain a single family dwelling with the issuance of this permit and subsequent issuance of a certificate of occupancy. Any change of use shall require a separate permit application for review and approval.
- 4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 04/15/2010

Note: **Ok to Issue:** ✓

- 1) There must be a one hour fire separating walls and ceilings in the garage area.
- 2) There must be a minimum of 6'-8" headroom in the stairs measuring from the nosing of the stair tread.
- 3) Fire blocking must be installed in all areas where wall cavity areas can open to floor joist bay areas.
- 4) Garage door headers must be LVL's due to the span and loading.
- 5) The basement is NOT approved as habitable space. A code compliant 2nd means of egress must be installed in order to change the use of this space.
- 6) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 7) The design load spec sheets for any engineered beam(s) / Trusses must be submitted to this office.
- 8) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
- 9) Those building a new single family dwelling shall install a CO detector in each area within or giving access to bedrooms. That detection must be powered by the electrical service in the building and battery.

PERMIT ISSUED

APR 15 2010

City of Portland

Comments:

4/1/2010-mes: Yesterday I spoke with Stefan Scarks - I need a better site plan - He was able to explain information that is on the plans - They are hard to follow - I went by the site on my way home, the new entry is on an existing concrete step, not on an existing "porch" It is a new structure - I need to wait for the new plans

4/5/2010-mes: On 4/2/10 I received a better site plan

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)
or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the City of Portland Inspection Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.
- Permits expire in 6 months, if the project is not started or ceases for 6 months.
- If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue with construction.

 X Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling

 X Final/Certificate of Occupancy: Prior to any occupancy of the structure or use.
NOTE: There is a \$75.00 fee per inspection at this point.

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.

PERMIT ISSUED

APR 15 2017

City of Portland



General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>475 Brighton Ave</u>		
Total Square Footage of Proposed Structure/Area <u>2200 sf</u>	Square Footage of Lot <u>10,000 sf</u>	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>177-A-21</u>	Applicant *must be owner, Lessee or Buyer* Name <u>Stefan Scarls</u> Address <u>475 Brighton Ae</u> City, State & Zip <u>Portland, ME 04102</u>	Telephone: <u>(207) 730-1023</u>
Lessee/DBA (If Applicable) <u>N/A</u>	Owner (if different from Applicant) Name Address City, State & Zip <u>N/A</u>	Cost Of Work: \$ <u>47,500</u> C of O Fee: \$ <u>75</u> Total Fee: \$ <u>575.00</u>
Current legal use (i.e. single family) <u>Church</u> Number of Residential Units <u>1</u>		
If vacant, what was the previous use? _____		
Proposed Specific use: <u>Single Family Residence</u>		
Is property part of a subdivision? <u>No</u> If yes, please name _____		
Project description: <u>Converting interior of church into single family residence. Second phase to follow w/ separate permit for second single family residence.</u>		
Contractor's name: <u>Stefan Scarls</u>		
Address: <u>475 Brighton Ave</u>		
City, State & Zip <u>Portland, ME 04102</u>		Telephone: <u>(207) 730-1023</u>
Who should we contact when the permit is ready: <u>Stefan Scarls</u>		Telephone: <u>(207) 730-1023</u>
Mailing address: <u>Same as above</u>		

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature: [Signature]

Date: 3/31/10

This is not a permit; you may not commence ANY work until the permit is issued

